

**A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE UNIVERSITY HOSPITALS AND CLINICS—DEVELOPMENT OF REPLACEMENT PERINATAL AND OBSTETRICAL PATIENT CARE UNITS PROJECT WILL BE MADE AT THE JUNE BOARD MEETING**

**SUI B-1**

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of University of Iowa Capital Improvement Business Transactions for Period of April 20, 2000 through May 17, 2000

**Date:** June 5, 2000

**Recommended Action:**

Approve the Register of Capital Improvement Business Transactions for the University of Iowa.

**Executive Summary:**

The University of Iowa requests approval of the schematic design and project description and budget (\$18,800,000) for the **University Hospitals and Clinics—Development of Replacement Perinatal and Obstetrical Patient Care Units** project which will finish approximately 88,000 gross square feet of shell space, primarily on three levels of the Pappajohn Pavilion, to develop a family-centered obstetrical facility which will provide care for both the mother and infant.

Representatives of the University and the project architects, HLM Design of Northamerica, will attend the Board meeting to present the design for the project. A booklet outlining the design is included with the Board's docket materials.

The University requests approval of three items for the Health Sciences Campus. Included are two project descriptions and budgets, and a change order to the construction contract for the Medical Education and Biomedical Research Facility. At the Board meeting, College of Medicine Dean Robert Kelch and Executive Dean Richard Nelson will present an update on the Medical Education and Biomedical Research Facility and related capital projects on the Health Sciences Campus.

The two new Health Sciences Campus projects are the **Medical Education and Biomedical Research Facility—Completion of Basement Level of East Wing** project (\$1,654,000), which will complete the space to house the Animal Care Facility, and the **Health Sciences Campus Landscape Improvements—Phase 1** project (\$990,000), which is the first of three landscaping phases. The landscaping work will develop quadrangle spaces and other features to create a sense of identity for the Health Sciences Campus. It is the understanding of the Board Office that a map identifying the various areas of the Health Sciences Campus will be included with the University's presentation of the proposed landscaping work.

A change order (\$245,475) for the **Medical Education and Biomedical Research Facility** project is also included. This change order represents an additional payment to the contractor, Knutson Construction Services Midwest, to extend the construction contract by 148 calendar days to match the revised completion date for the project. The University has indicated that the project delay resulted from the extended lead time required for the manufacture of certain building materials. This will cause adjustments in the sequencing of some components of the construction project, which will continue through the extension period in order to complete the project. As a result, occupancy of the facility will be delayed until the spring 2001 semester.

The University requests permission to proceed with project planning for the **Campus Fiber Optic Network—Phase 2** project which will complete the connection of all major buildings on the main and Oakdale campuses to the network.

The University requests approval of a project description and budget for the **Currier and Stanley Residence Halls—Fire Protection Upgrade** project (\$3,609,000) which will provide a number of fire safety improvements for the two residence hall facilities.

The University requests approval of the following project descriptions and budgets, and architect/engineer agreements:

**WSUI Radio Towers—WSUI Transmitter Site Relocation** project (\$654,000) and engineering agreement with Warmus and Associates (\$25,800) to construct a new WSUI radio transmission complex on a site located east of Hills, Iowa, southeast of Iowa City;

**University Parking Systems—Hawkeye Storage and Commuter Lot Expansion—Phase 3** project (\$1,277,000) and engineering agreement with Shive-Hattery (\$120,746) to expand the lot to meet the increasing demand for staff and student parking; and

**Eckstein Medical Research Building and College of Medicine Administration Building—Replace Fire Alarm** project (\$527,000) and engineering agreement with Ament Engineering Associates (\$49,375) to install new fire alarm systems in each building for complete replacement of the single, aging fire alarm system currently shared by the two facilities.

The University requests approval of the following project descriptions and budgets for the University of Iowa Hospitals and Clinics:

**Pain Medicine Clinic Development** project (\$987,500) will finish space adjacent to the Main Operating Room Suite in the Pappajohn Pavilion for relocation of the Clinic;

**Mental Health Clinical Research Center Office Development** project (\$975,000) will renovate space in the General Hospital to provide office areas for the Center;

**Neuroimaging Laboratory Relocation** project (\$440,000) will renovate space in the General Hospital to house the Laboratory; and

**General Hospital C-42 Heating, Ventilating and Air Conditioning System** project (\$436,000) will upgrade the systems which serve this area of the General Hospital to comply with mechanical and energy codes.

The Board previously approved the selection of architect/engineers for three projects for which the University now requests approval of negotiated agreements:

Stanley Consultants (\$142,000) for the **Mississippi River Environmental Research Station** project; and

Rohrbach Carlson for the **Currier Residence Hall—Dining Area Renovation** project (\$407,500) and for the **Quadrangle Residence Hall—Dining Area Renovation** project (\$707,500).

### **Background and Analysis:**

#### **University Hospitals and Clinics—Development of Replacement Perinatal and Obstetrical Patient Care Units**

Source of Funds: University Hospitals Building Usage Funds

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 1997	Approved
Program Statement		Feb. 2000	Approved
Architectural Agreement— Schematic Design (HLM Design of Northamerica)	\$ 165,250 (est)	Feb. 2000	Approved
Schematic Design		June 2000	Requested
Project Description and Total Budget	18,800,000	June 2000	Requested

The integration of the neonatal and obstetrical care units in the Pappajohn Pavilion will provide a contemporary setting for coordinated, efficient, high quality patient and family services, optimal health science student training, and the cost-effective sharing of staff and other health care resources. In addition, the project will provide replacement facilities for these functions which are currently located in approximately 44,000 gross square feet (GSF) of inadequate space in the General Hospital and Boyd Tower.

The project will finish a total of approximately 88,000 GSF of existing shell space primarily on the sixth, seventh and eighth levels of the Pappajohn Pavilion, as outlined on the following table.

	<u>Levels</u>	<u>Gross Square Feet</u>	<u>Net Square Feet</u>
Labor and Delivery Suite	Pappajohn Level 6	11,600	7,300
Antepartum/Postpartum Units	Pappajohn Level 6	16,000	9,900
Neonatal Intensive and Intermediate Care Unit	Pappajohn Levels 6, 7 & 8	26,000	18,000
Pediatric Intensive and Intermediate Care Unit	Pappajohn Level 7	14,600	9,600
Common Spaces/Support Facilities	Pappajohn Levels 7 & 8 Colloton Level 7	13,100	10,300
Corridor/Lobby Space	All Areas	<u>6,900</u>	<u>6,900</u>
Total		88,200	62,000

Net to Gross Ratio = 70.3 percent

The Labor and Delivery Suite will include four labor/delivery/recovery rooms, two rooms for performing cesarean sections and other procedures, four patient triage/recovery rooms, four high risk labor/antepartum rooms, as well as testing and consultation rooms, and patient, staff and family support space.

The Antepartum/Postpartum Units will include 20 interchangeable antepartum/postpartum rooms, a well baby nursery, physician and nurse conference and work rooms, and examination and treatment rooms. Patient, family and staff support space will also be included.

The Neonatal Intensive and Intermediate Care Unit will be located on all three levels in the Pappajohn Pavilion. The majority of the unit's functions, which will be housed in approximately 21,000 GSF on level six, will include 55 infant stations, and physician and nurse conference and work rooms. A family waiting area consisting of approximately 1,600 GSF will be located on level seven directly above the unit, and faculty and support offices consisting of approximately 3,300 GSF will be located on level eight.

The Pediatric Intensive and Intermediate Care Unit will include 16 patient rooms, physician and nurse work rooms, faculty offices, and other patient, family and staff support space.

Common spaces and support facilities will include a satellite pharmacy (Pappajohn level 7), on-call rooms and support areas (Pappajohn and Colloton levels 7), staff locker rooms (Pappajohn levels 7 and 8), and areas for housekeeping, telecommunications, and electrical closets.

The space, as designed, is approximately 15,600 total gross square feet more (approximately 21 percent) than the 72,600 gross square foot estimate which was presented with the building program. This increase reflects the inclusion of the faculty offices for the Neonatal and Pediatric Intensive and Intermediate Care Units (approximately 4,800 GSF) to allow the faculty to remain in close proximity to the patient care areas. The increase also reflects the addition of circulation space (approximately 6,900 GSF) which was not included with the building program, and other minor space modifications. All patient care areas have remained identical in size from the building program approved by the Board in February.

The current schedule for the project includes commencing construction in March 2001 for completion in December 2002.

Project Budget

Construction	\$ 15,040,000
Architectural/Engineering Support	1,504,000
Planning and Supervision	752,000
Contingency	<u>1,504,000</u>
TOTAL	<u>\$ 18,800,000</u>

Health Sciences Campus Plan

The University requests approval of project descriptions and budgets for two new projects on the Health Sciences Campus, and a change order to the construction contract for the Medical Education and Biomedical Research Facility.

Medical Education and Biomedical Research Facility—Completion of Basement Level of East Wing

Source of Funds: Income from Treasurer's Temporary Investments and/or College of Medicine Gifts and Earnings

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 1,654,000	June 2000	Requested

The Medical Education and Biomedical Research Facility is currently under construction. The east wing is scheduled to be finished on all levels but the basement.

The University indicated, during the presentation of the schematic design in June 1997, its plan to construct the east wing initially as shell space with interior completion to proceed as additional funds became available. The receipt of the additional funds since that time has allowed interior finishing for all but the Animal Care Facility in the basement level.

The University has continued to receive funds to complete the east wing. In December 1999, the Board approved Amendment #7 to the design agreement with Payette Associates for design development and construction phase design services for the Animal Care Facility. Due to budget considerations, only schematic design services had been completed for the basement level prior to that time.

The project will include construction of interior partitions and ceilings; extension and distribution of electrical power, mechanical ductwork, and telecommunication wiring to the area; and installation of cage washing equipment, steam sterilizers, and an automatic watering system. The basement area will total approximately 5,700 net square feet of space.

Due to the magnitude of the project, the University proposes to bid the work as a separate construction contract. Following award of the contract, the University will negotiate a change order with Knutson Construction Services Midwest, the general contractor for the Medical Education and Biomedical Research Facility, to coordinate construction of the Animal Care Facility with construction of the main facility. Similar procedures were followed for construction of the University Services Building, and the University believes this method will facilitate timely completion of the Animal Care Facility.

Project Budget

Construction	\$ 1,471,000
Design, Inspection and Administration	36,000
Contingency	<u>147,000</u>
TOTAL	<u>\$ 1,654,000</u>

Health Sciences Campus Landscape Improvements—Phase 1

Source of Funds: Income from Treasurer's Temporary Investments and/or  
College of Medicine Gifts and Earnings

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 990,000	June 2000	Requested

The University indicated in November 1996 that the Health Sciences Campus Plan would include surface and landscaping improvements for the area. The design agreement with Payette Associates for the Medical Education and Biomedical Research Facility included only schematic design services for landscaping the Health Sciences Campus; further landscaping design services could not be provided until the various projects had progressed. In December 1999, the Board approved Amendment #8 to the agreement with Payette Associates to complete the landscape design services.

The Phase 1 project will include the following: landscaping the Newton Road corridor from the east end of the roadway to the intersection just west of the Veteran's Administration Medical Center's parking lot; selective removal of pavement and curbs along the decommissioned Newton Road and on the south and west side of the Medical Education Building; landscaping the site of the Materials Management Facility at the Medical Education Building; landscaping the site of the Newton Road Parking and Chilled Water Facility; and revitalizing the landscape on the west side of Westlawn.



The Phase 1 project will be coordinated with the Newton Road relocation project. Work will include repair and installation of sidewalks; installation of lighting and other site amenities including bicycle racks, benches, and trash receptacles; planting of trees, shrubs, and vines; seeding, sodding and planting ground cover; construction of enclosures for service elements; and reconstruction of the fence along the property line with the Veteran's Administration Medical Center.

The Phase 2 project will be undertaken following completion of the Medical Education and Biomedical Research Facility and the relocation of Newton Road. This phase will address the area surrounding the Medical Education and Biomedical Research Facility, and will extend to the east side of the Medical Education Building and the north side of the Eckstein Medical Research Building and eastward to Newton Road. The Phase 3 project will address the area between Hardin Library and the UIHC Boyd Tower.

Project Budget

Construction	\$ 848,000
Design, Inspection and Administration	57,000
Contingency	<u>85,000</u>
TOTAL	<u>\$ 990,000</u>

Medical Education and Biomedical Research Facility

Source of Funds: State Appropriations, Revenue Bonds, and College of Medicine Gifts and Earnings

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 1996	Approved
Program Statement		June 1997	Approved
Schematic Design		June 1997	Approved
Project Description and Total Budget	\$ 47,135,000	June 1997	Approved
Architectural Agreement (Payette Associates)	3,750,700	Nov. 1996	Approved
Architectural Amendments (3)	1,161,200		Approved
Construction Contract (Knutson Construction Services)	40,430,000	Dec. 1998	Approved
Previous Change Orders (28)	1,045,478		Approved*
Change Order #29	245,475	June 2000	Requested

\* Approved by Board and University in accordance with Board procedures.

The construction contract with Knutson Construction Services Midwest specifies a completion date of June 30, 2001, which is based on an estimated contract completion time of 900 days. The facility would have been ready for occupancy with the fall 2001 semester.

The University has indicated that additional design details were required to specify door hardware, doorframes, and the electronic lock systems for the facility. These components required a long lead time for manufacture which directly affected the project schedule. As a result, the University and the contractor have updated the construction schedule with a new completion date of November 26, 2001 (an additional 148 days). The contract extension requires that the construction contract per diem costs be increased by \$245,475, which is the amount derived from the contractor's schedule of values submitted at the beginning of the project.

Campus Fiber Optic Network—Phase 2

Source of Funds: Telecommunications Facilities Revenue Bonds

Project Summary

<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed	June 2000	Requested

This project will install additional components to complete the connection of several campus buildings to the campus fiber optic network. The system was installed on the main and Oakdale campuses in the Phase 1 project to provide improved communication systems to meet the University's current and future voice, video and data communications needs for instruction, research, administration and outreach services.

The Phase 2 project will include the construction of telecommunications closets for several campus buildings and improvements to the interior telecommunications infrastructure of the buildings. The majority of these buildings were connected to the network during the Phase 1 project. The Phase 2 project will provide necessary upgrades to the existing systems to replace obsolete technology and to provide full fiber connectivity. In addition, the project will install fiber optic cable in a portion of the ductwork pathways which were constructed in Phase 1 but for which cabling was not installed due to a lack of funding.

The total estimated project cost is \$8 million which will be funded by the February 2000 sale of Telecommunications Facilities Revenue Bonds. The work will consist of a number of individual projects to be completed in multiple buildings and locations across campus.

Currier and Stanley Residence Halls—Fire Protection Upgrade  
Source of Funds: Dormitory Improvement Reserves

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Residence Halls and Family Housing—</u>			
<u>Upgrade Fire Protection</u>			
Permission to Proceed		July 1995	Approved
Agreement for Schematic Design			
and Cost Estimates			
(Alvine and Associates)	\$ 288,000	July 1997	Approved
<u>Currier and Stanley Residence Halls—</u>			
<u>Fire Protection Upgrade</u>			
Engineering Agreement			
(Alvine and Associates)	252,450	Jan. 2000	Approved
Project Description and Total Budget	3,609,000	June 2000	Requested

This project will upgrade the fire protection systems in Currier and Stanley Residence Halls in accordance with the project scope developed as part of the schematic design for fire protection upgrades in all residence system facilities. The majority of the work is not required to meet fire safety codes; it represents the University's efforts to upgrade voluntarily the existing fire safety systems in the residence facilities. Fire safety improvements for the Currier and Stanley residence halls are being implemented as a single project since they are located adjacent to each other and share some mechanical systems.

The primary component of the project will be the installation of a fire sprinkler system. Sprinklers will be installed in all public areas and student rooms of Stanley Hall and in the basement of Currier Hall. The exit stairwells of Stanley Hall will also be pressurized to keep them free of smoke in the case of fire.

Both buildings will also be equipped with a new addressable fire alarm system. The system will include detection and signaling devices in each student room, alarm horns and strobe lights, smoke detectors in the heating, ventilating and air conditioning system, and electronic hold-opens on appropriate doors. The project will also install a new emergency generator, emergency lighting, new fire extinguishers and cabinets, and elevator upgrades. Miscellaneous improvements will include the replacement of corridor ceilings and light fixtures, and minor remodeling to accommodate a new electrical supply room and fire safety command center.

Project Budget

Construction	\$ 2,975,000
Design, Inspection and Administration	
Consultants	290,500
Design and Construction Services	45,900
Contingency	<u>297,600</u>
 TOTAL	 <u>\$ 3,609,000</u>

WSUI Radio Towers—WSUI Transmitter Site Relocation

Source of Funds: Federal Emergency Management Agency (FEMA) Grant and  
Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 654,000	June 2000	Requested
Engineering Agreement (Warmus and Associates)	25,800	June 2000	Requested

This project will relocate the WSUI transmission site from the Hawkeye Park area, where two of the three radio transmission towers were blown down in a June 1998 windstorm, leaving the two towers damaged beyond repair. The University has indicated that while the towers could be rebuilt in their present location, the University's long-term use plans suggest that moving the towers off-campus would be highly desirable. The relocation would also allow the existing location in the Hawkeye Park area (approximately 10 acres) to be available for other uses.

The new WSUI complex will be constructed on approximately 15 acres of land which has been given to the University. The project will include construction of three new transmission towers, a new transmitter building and access road, installation of new transmission equipment and a radial ground wire system, and security fencing for the area. The project will also provide electrical service at the site.

The University anticipates that the FEMA grant will provide up to \$300,000 for the project; the remainder of the project budget will be funded by Income from Treasurer's Temporary Investments.

The University requests approval to enter into an agreement with Warmus and Associates of Bath, Ohio, to provide full design services for the project. The University has indicated that the firm has the necessary expertise to provide the highly specialized engineering services that are required for this project. The University has relied upon the firm's engineering expertise for many years and is not aware of any Iowa firms with comparable qualifications. The agreement provides for a fixed fee of \$25,800.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Project Budget

Construction	\$ 504,500
Design, Inspection and Administration	
Consultants	87,600
Design and Construction Services	18,900
Contingency	<u>43,000</u>
TOTAL	<u>\$ 654,000</u>

University Parking Systems—Hawkeye Storage and Commuter Lot Expansion—  
Phase 3

Source of Funds: Parking Services Improvement and Replacement Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2000	Approved
Engineer Selection (Shive-Hattery)		May 2000	Approved
Project Description and Total Budget	\$ 1,277,000	June 2000	Requested
Engineering Agreement (Shive-Hattery)	120,746	June 2000	Requested

This project will expand the Hawkeye Storage and Commuter Lot on the University's far west campus from its current capacity of 1,000 stalls to 1,500 stalls. The project will include the construction of the expanded asphalt parking lot which will provide an additional parking area of approximately 3.9 acres, installation of new lighting, concrete curb and gutter islands, concrete bus access drives, security cameras, and extensive landscaping.

The University requests approval of the negotiated agreement with Shive-Hattery to provide design and construction inspection services for the project. The agreement provides for a fee of \$120,746, including reimbursables.

Project Budget

Construction	\$ 1,038,000
Design, Inspection and Administration	
Consultants	120,746
Design and Construction Services	18,000
Contingency	<u>100,254</u>
TOTAL	<u>\$ 1,277,000</u>

Eckstein Medical Research Building and College of Medicine Administration  
Building—Replace Fire Alarm

Source of Funds: Building Renewal and/or Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 527,000	June 2000	Requested
Engineering Agreement			
(Ament Engineering Associates)	49,375	June 2000	Requested

This project will install new independent fire alarm systems in the Eckstein Medical Research Building and College of Medicine Administration Building. The facilities are located adjacent to each other and currently share the same fire alarm system. During the last few years, the operation and maintenance of the system has become increasingly difficult and expensive due to its age and the inability to obtain repair parts.

In August 1999, the University obtained the services of a consultant to assess alternatives for replacement, upgrade or continued maintenance of the existing system. The consultant has recommended that the system be replaced with two new independent systems. The State Fire Marshal's Office concurs with this recommendation and has participated in planning for the project including identification of panel locations, notification issues and design of the new systems.

The project will include the removal of existing system components and installation of new fire alarm equipment, initiating and signal devices, control panels and digital communicators. New initiating devices will include a combination of manual pull stations, smoke detectors, and heat detectors. Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

The University requests approval to enter into an agreement with Ament Engineering Associates to provide design and construction inspection services for the project. The agreement provides for a fixed fee of \$49,375.



Project Budget

Construction	\$ 420,000
Design, Inspection and Administration	
Consultants	49,375
Design and Construction Services	15,500
Contingency	<u>42,125</u>
 TOTAL	 <u>\$ 527,000</u>

University Hospitals and Clinics—Pain Medicine Clinic Development

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 987,500	June 2000	Requested

This project will finish approximately 5,200 gross square feet of shell space on the fifth level of the Pappajohn Pavilion to house the Pain Medicine Clinic. The Clinic, which is operated by the Department of Anesthesia, currently utilizes patient treatment facilities within the Clinical Cancer Center in the Pappajohn Pavilion. The Clinic has experienced substantial growth and now requires expanded and dedicated outpatient facilities.

The project will provide additional patient examination and treatment facilities, allowing the Clinic to offer new services which cannot be provided in the limited space in its current location. In addition, the proposed location for the Pain Medicine Clinic, immediately adjacent to the Main Operating Room Suite, will enhance surgical patient care and permit more efficient use of the operating room areas.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Project Budget

Construction	\$ 790,000
Architectural/Engineering Support	79,000
Planning and Supervision	39,500
Contingency	<u>79,000</u>
 TOTAL	 <u>\$ 987,500</u>

University Hospitals and Clinics—Mental Health Clinical Research Center Office Development

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 975,000	June 2000	Requested

This project will renovate approximately 5,000 square feet of space on the second level of General Hospital to provide office space for faculty and staff associated with the Mental Health Clinical Research Center. The development of these office areas is necessary to accommodate the Center's growth in clinical research initiatives. The project will also include installation of a fire detection and protection system to bring this area of the General Hospital into compliance with fire codes. Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

The project will result in the relocation of a number of staff from the second level of the Pappajohn Pavilion, which will allow this space to be developed into patient care facilities.

Project Budget

Construction	\$ 780,000
Architectural/Engineering Support	78,000
Planning and Supervision	39,000
Contingency	<u>78,000</u>
TOTAL	<u>\$ 975,000</u>

University Hospitals and Clinics—Neuroimaging Laboratory Relocation

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 440,000	June 2000	Requested

This project will renovate approximately 2,000 gross square feet of space in the General Hospital to house the Department of Psychiatry's Neuroimaging Laboratory. The project will provide additional space for the Laboratory which will relocate from the Medical Education Building. The project will also include installation of a fire detection and protection system to bring this area of the General Hospital into compliance with fire codes. Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

The vacated space in the Medical Education Building will provide classroom and office facilities for the College of Medicine.

Project Budget

Construction	\$ 352,000
Architectural/Engineering Support	35,200
Planning and Supervision	17,600
Contingency	<u>35,200</u>
TOTAL	<u>\$ 440,000</u>

University Hospitals and Clinics—General Hospital C-42 Heating, Ventilating and Air Conditioning System

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (A and J Associates)	\$ 27,740	April 1999	Approved
Project Description and Total Budget	436,000	June 2000	Requested

This project will include installation of duct work, modification of air handling systems and controls, and asbestos abatement. The project will also require wall and ceiling modifications, and lighting replacements.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Project Budget

Construction	\$ 348,600
Architectural/Engineering Support	34,900
Planning and Supervision	17,600
Contingency	<u>34,900</u>
TOTAL	<u>\$ 436,000</u>

Mississippi River Environmental Research Station  
Proposed Source of Funds: Private Funds

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 1999	Approved
Engineer Selection (Stanley Consultants)		April 2000	Approved
Engineering Agreement (Stanley Consultants)	\$ 142,000	June 2000	Requested

This project will construct a 10,000 square foot facility to house the Mississippi River Environmental Research Station for the College of Engineering's Iowa Institute of Hydraulic Research. The research station will be located at the Department of Natural Resources Fairport Fish Hatchery in Fairport, Iowa, which is located on the Mississippi River near Muscatine.

The University requests approval of the negotiated agreement with Stanley Consultants to provide design and site observation services for the project. The agreement provides for a fee of \$142,000, including reimbursables.

The University will return to the Board for approval of the project description and budget, estimated at approximately \$1.2 million, at a future date.

The University has indicated that an agreement with the Department of Natural Resources for development of the site is in the final stages of negotiation and will be presented to the Board for approval at a future date.

Currier/Quadrangle Residence Halls Dining Area Renovation  
Source of Funds: Residence Services/Athletic Departments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Currier Residence Hall—Dining Area Renovation</u>			
Permission to Proceed		Oct. 1999	Approved
Architectural Selection (Rohrbach Carlson)		April 2000	Approved
Architectural Agreement	\$ 407,500	June 2000	Requested
<u>Quadrangle Residence Hall—Dining Area Renovation</u>			
Permission to Proceed		Jan. 2000	Approved
Architectural Selection (Rohrbach Carlson)		April 2000	Approved
Architectural Agreement	\$ 707,500	June 2000	Requested

These projects will renovate the dining areas in the Currier and Quadrangle residence halls for student service use. The Currier Hall former dining area will be remodeled to provide a variety of student service functions at an estimated cost of up to \$5 million. The project in the Quadrangle will remodel the existing food service areas into a student academic center and student life center at a total project cost of \$6.5 million to \$8.5 million.

The firm of Rohrbach Carlson was selected to provide design services for both projects. The firm was selected from a single search process due to the programmatic and technical similarities between the two projects. The University now requests approval to enter into two agreements, one for each project, with Rohrbach Carlson to provide design and programming services.

The agreement for the Currier Hall project provides for a fee of \$407,500, including reimbursables. The agreement for the Quadrangle project provides for a fee of \$707,500, including reimbursables.

The University will return to the Board for approval of the project descriptions and budgets at a future date.

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Included in the University's capital register for Board ratification are project budgets under \$250,000, amendments to architect/engineer agreements which were approved by the University in accordance with Board procedures, construction contracts awarded by the Executive Director, the acceptance of completed construction contracts, and final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

  
Sheila Lodge

Approved:   
Frank J. Stork

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